

066.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

875,600 / 875,600

USE VALUE:

875,600 / 875,600

ASSESSED:

875,600 / 875,600

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
21-23		JOHNSON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COSTA LUIZ D & LUIZ SANTOS	
Owner 2: TRS/ COSTA FAMILY REVOCABLE	
Owner 3: TRUST OF 2018	
Street 1: 23 JOHNSON RD	
Street 2:	

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER	
Owner 1: COSTA LUIZ D -	
Owner 2: -	
Street 1: 23 JOHNSON RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION				
This parcel contains 5,190 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 3157 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 4 Bdrms.				

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5190		Sq. Ft.	Site		0	70.	1.11	12									402,991						403,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5190.000	467,900	4,700	403,000	875,600		42509
Total Card	0.119	467,900	4,700	403,000	875,600	Entered Lot Size	GIS Ref
Total Parcel	0.119	467,900	4,700	403,000	875,600	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	277.36	/Parcel: 277.3	Land Unit Type:	Insp Date

Source:	Market Adj Cost	Total Value per SQ unit /Card:	277.36	/Parcel: 277.3	Land Unit Type:
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	467,900	4700	5,190.	403,000	875,600	875,600	Year End Roll	12/18/2019
2019	104	FV	361,600	4700	5,190.	374,200	740,500	740,500	Year End Roll	1/3/2019
2018	104	FV	360,800	4700	5,190.	374,200	739,700	739,700	Year End Roll	12/20/2017
2017	104	FV	338,400	4700	5,190.	328,100	671,200	671,200	Year End Roll	1/3/2017
2016	104	FV	338,400	4700	5,190.	299,400	642,500	642,500	Year End	1/4/2016
2015	104	FV	301,600	4700	5,190.	264,800	571,100	571,100	Year End Roll	12/11/2014
2014	104	FV	301,600	4700	5,190.	250,400	556,700	556,700	Year End Roll	12/16/2013
2013	104	FV	313,800	4700	5,190.	238,300	556,800	556,800		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
COSTA LUIZ D,	71758-178	1	10/17/2018	Convenience	1 No No
COSTA LUIZ D &	30556-140		8/18/1999	Family	1 No No Maria Jose Costa dod 12/9/2015
COSTA LUIZ/ETAL	23489-209		8/2/1993		99 No No F

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
11/3/2017	1469	Redo Kit	101,500						9/13/2018	Measured	PH	Patrick H												
									9/13/2018	Info At Door	PH	Patrick H												
									10/7/1999	Meas/Inspect	267	PATRIOT												
									12/1/1991		PM	Peter M												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

